

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: August 2008

New Home Market

Starts Down in July, Up for Year

The pace of July new home starts in the Greater Toronto Area (GTA) was slower than what was experienced in the same month last year. Starts declined for both low-rise (single-detached, semi-detached and row

houses) and high-rise home types. Low-rise home starts have been trending lower since 2003, so the decline compared to last year was expected. Caution must be exercised when interpreting the year-over-year change in high-rise starts. This is due to the construction timing of large-scale high-rise projects, the kind that have dominated recent housing construction

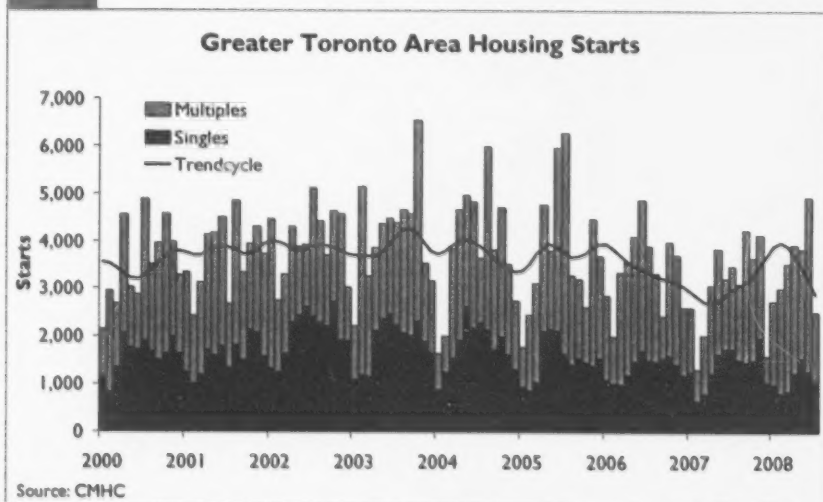
Table of Contents

1 **New Home Market**
Starts Down in July, Up for Year

3 **Maps**

6 **Tables**

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

Canada

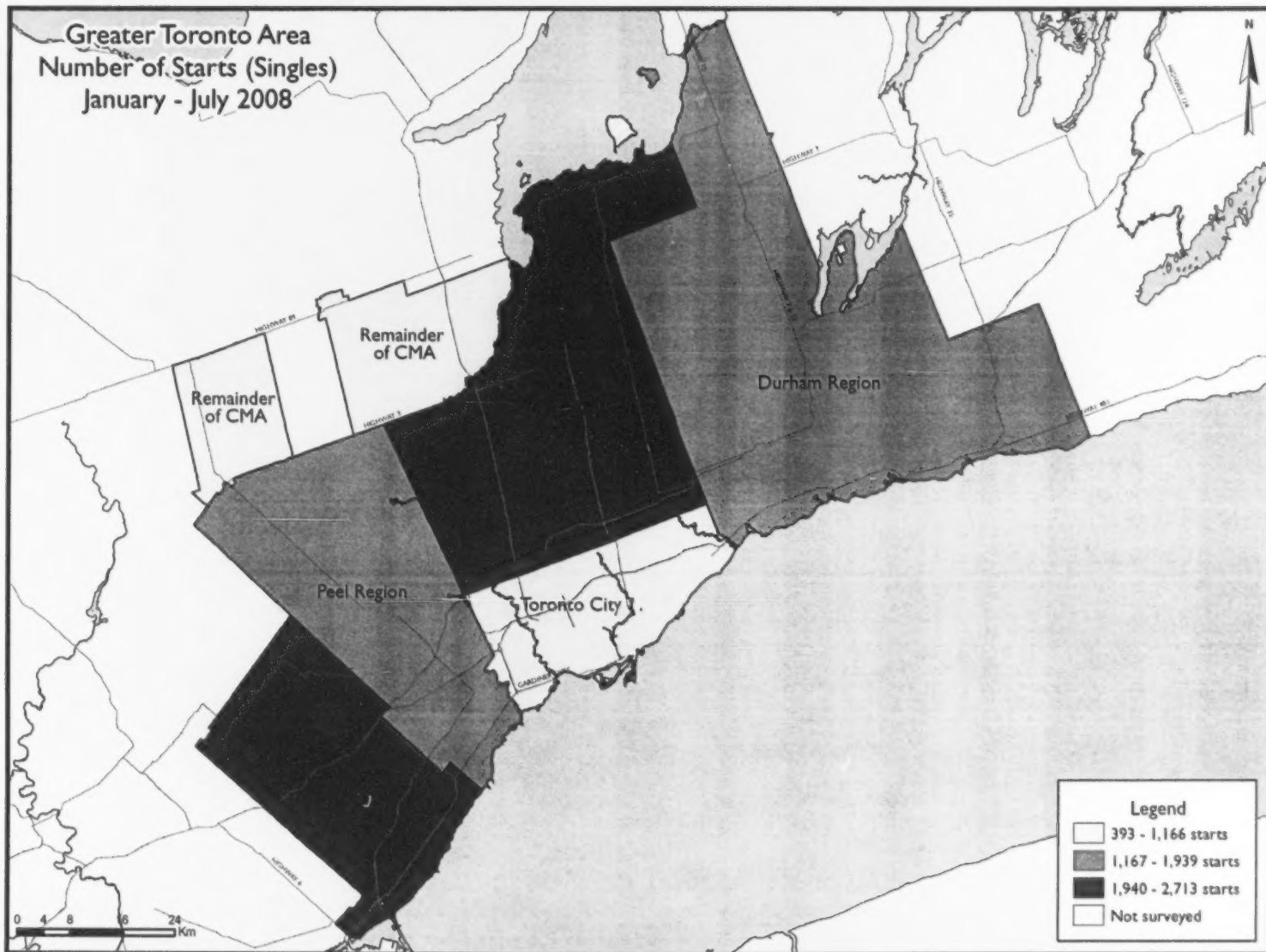
CMHC SCHL
HOME TO CANADIANS

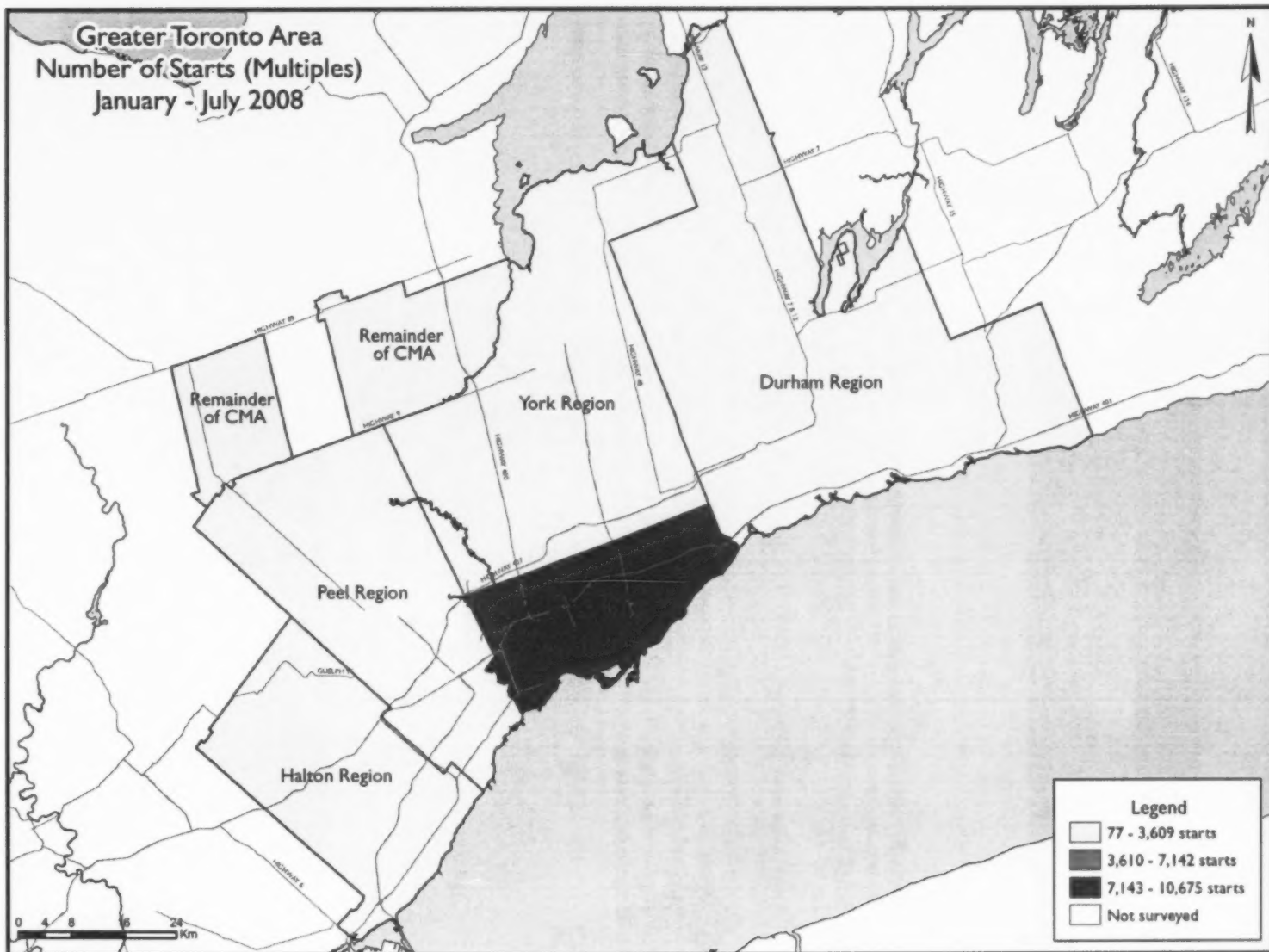
in the GTA. Some months have experienced an exceptionally high number of starts and other months have experienced below-average results.

Through the first seven months of the year, the record pace of condo-

minium apartment construction kept the number of total starts above last year's level for the January through July period. Record pre-construction sales in the high-rise segment of the market in 2006 and 2007 have converted into a record pace of

condominium apartment starts this year. The buyer mix for these apartments has been diverse and has included first-time buyers and more aged households focussed on the luxury end of the market.





ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	950	266	106	18	327	492	0	4	2,163
July 2007	1,655	180	465	0	232	669	0	50	3,251
% Change	-42.6	47.8	-77.2	n/a	40.9	-26.5	n/a	-92.0	-33.5
Year-to-date 2008	6,926	1,256	1,801	34	930	10,692	20	1,133	22,792
Year-to-date 2007	8,135	1,714	2,826	12	915	4,285	0	335	18,222
% Change	-14.9	-26.7	-36.3	183.3	1.6	149.5	n/a	**	25.1
UNDER CONSTRUCTION									
July 2008	9,454	1,662	3,046	43	1,144	29,298	20	2,413	47,080
July 2007	9,471	1,776	3,962	22	1,223	24,828	0	2,424	43,706
% Change	-0.2	-6.4	-23.1	95.5	-6.5	18.0	n/a	-0.5	7.7
COMPLETIONS									
July 2008	1,117	282	365	7	128	526	0	36	2,461
July 2007	1,211	260	309	4	63	1,093	0	12	2,952
% Change	-7.8	8.5	18.1	75.0	103.2	-51.9	n/a	200.0	-16.6
Year-to-date 2008	7,389	1,244	2,038	13	588	8,201	0	1,068	20,541
Year-to-date 2007	7,912	1,436	1,964	15	713	4,882	0	308	17,230
% Change	-6.6	-13.4	3.8	-13.3	-17.5	68.0	n/a	**	19.2
COMPLETED & NOT ABSORBED									
July 2008	470	49	76	0	34	210	13	548	1,400
July 2007	311	46	128	0	17	265	14	52	833
% Change	51.1	6.5	-40.6	n/a	100.0	-20.8	-7.1	**	68.1
ABSORBED									
July 2008	1,164	284	384	7	115	521	0	9	2,484
July 2007	1,379	279	305	5	67	1,126	4	23	3,188
% Change	-15.6	1.8	25.9	40.0	71.6	-53.7	-100.0	-60.9	-22.1
Year-to-date 2008	7,327	1,250	2,144	13	579	8,186	1	697	20,197
Year-to-date 2007	7,952	1,446	1,981	15	734	5,169	8	378	17,683
% Change	-7.9	-13.6	8.2	-13.3	-21.1	58.4	-87.5	84.4	14.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	144	0	40	0	8	0	0	0	192
July 2007	132	0	8	0	17	0	0	0	157
% Change	9.1	n/a	**	n/a	-52.9	n/a	n/a	n/a	22.3
Year-to-date 2008	942	2	144	0	138	0	0	27	1,253
Year-to-date 2007	919	6	68	0	17	0	0	0	1,010
% Change	2.5	-66.7	111.8	n/a	**	n/a	n/a	n/a	24.1
UNDER CONSTRUCTION									
July 2008	1,174	6	227	0	191	131	0	33	1,762
July 2007	1,139	6	117	0	61	426	0	0	1,749
% Change	3.1	0.0	94.0	n/a	**	-69.2	n/a	n/a	0.7
COMPLETIONS									
July 2008	204	0	23	0	32	0	0	0	259
July 2007	175	0	8	0	31	0	0	0	214
% Change	16.6	n/a	187.5	n/a	3.2	n/a	n/a	n/a	21.0
Year-to-date 2008	1,005	4	102	0	128	108	0	0	1,347
Year-to-date 2007	1,105	8	142	0	77	132	1	0	1,465
% Change	-9.0	-50.0	-28.2	n/a	66.2	-18.2	-100.0	n/a	-8.1
COMPLETED & NOT ABSORBED									
July 2008	36	0	15	0	30	143	0	0	224
July 2007	56	3	23	0	12	38	0	0	132
% Change	-35.7	-100.0	-34.8	n/a	150.0	**	n/a	n/a	69.7
ABSORBED									
July 2008	211	0	20	0	28	0	0	0	259
July 2007	177	1	9	0	24	0	0	0	211
% Change	19.2	-100.0	122.2	n/a	16.7	n/a	n/a	n/a	22.7
Year-to-date 2008	1,011	7	103	0	115	50	0	0	1,286
Year-to-date 2007	1,083	7	134	0	65	96	1	0	1,386
% Change	-6.6	0.0	-23.1	n/a	76.9	-47.9	-100.0	n/a	-7.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1c: Housing Activity Summary of Greater Toronto Area
July 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2008	1,096	278	174	18	339	604	0	4	2,513
July 2007	1,760	180	473	0	257	744	0	50	3,464
% Change	-37.7	54.4	-63.2	n/a	31.9	18.8	n/a	-92.0	-27.5
Year-to-date 2008	7,851	1,302	1,991	34	1,152	10,946	20	1,156	24,452
Year-to-date 2007	9,139	1,722	2,912	2	1,032	4,373	0	335	19,515
% Change	-14.1	-24.4	-31.6	**	11.6	150.3	n/a	**	25.3
UNDER CONSTRUCTION									
July 2008	10,786	1,706	3,330	38	1,412	29,782	20	2,442	49,516
July 2007	10,747	1,786	4,157	6	1,389	25,410	4	2,499	45,998
% Change	0.4	-4.5	-19.9	**	1.7	17.2	**	-2.3	7.6
COMPLETIONS									
July 2008	1,302	282	418	5	168	526	0	36	2,737
July 2007	1,402	260	321	2	109	1,093	0	12	3,199
% Change	-7.1	8.5	30.2	150.0	54.1	-51.9	n/a	200.0	-14.4
Year-to-date 2008	8,339	1,298	2,230	9	822	8,277	0	1,068	22,043
Year-to-date 2007	9,132	1,444	2,196	3	890	5,084	33	308	19,090
% Change	-8.7	-10.1	1.5	200.0	-7.6	62.8	-100.0	**	15.5
COMPLETED & NOT ABSORBED									
July 2008	508	49	93	0	69	353	13	548	1,633
July 2007	366	49	155	0	37	327	16	100	1,050
% Change	38.8	0.0	-40.0	n/a	86.5	8.0	-18.8	**	55.5
ABSORBED									
July 2008	1,352	284	435	5	155	521	0	9	2,761
July 2007	1,571	280	317	3	109	1,126	4	23	3,433
% Change	-13.9	1.4	37.2	66.7	42.2	-53.7	-100.0	-60.9	-19.6
Year-to-date 2008	8,259	1,307	2,337	9	805	8,228	1	737	21,683
Year-to-date 2007	9,098	1,456	2,200	3	894	5,336	43	488	19,518
% Change	-9.2	-10.2	6.2	200.0	-10.0	54.2	-97.7	51.0	11.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
July 2008	90	6	36	0	23	220	0	0	375
July 2007	140	34	46	0	0	530	0	47	797
York Region									
July 2008	489	142	27	0	7	0	0	4	669
July 2007	556	58	264	0	68	27	0	0	973
Peel Region									
July 2008	168	68	43	18	215	272	0	0	784
July 2007	644	66	22	0	48	0	0	3	783
Halton Region									
July 2008	121	50	28	0	86	112	0	0	397
July 2007	212	8	70	0	124	187	0	0	601
Durham Region									
July 2008	228	12	40	0	8	0	0	0	288
July 2007	208	14	71	0	17	0	0	0	310
Toronto CMA									
July 2008	950	266	106	18	327	492	0	4	2,163
July 2007	1,655	180	465	0	232	669	0	50	3,251
Oshawa CMA									
July 2008	144	0	40	0	8	0	0	0	192
July 2007	132	0	8	0	17	0	0	0	157
Greater Toronto Area									
July 2008	1,096	278	174	18	339	604	0	4	2,513
July 2007	1,760	180	473	0	257	744	0	50	3,464

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
July 2008	1,166	280	1,223	0	150	23,652	0	1,885	28,356
July 2007	1,138	206	955	0	188	18,392	0	1,764	22,643
York Region									
July 2008	3,019	440	650	1	237	1,788	0	74	6,209
July 2007	3,400	800	1,391	3	339	2,740	0	1	8,674
Peel Region									
July 2008	2,745	516	487	35	373	3,444	20	450	8,070
July 2007	3,018	564	686	2	226	3,023	0	626	8,145
Halton Region									
July 2008	2,038	344	437	2	422	718	0	0	3,961
July 2007	1,281	84	545	1	567	829	4	108	3,419
Durham Region									
July 2008	1,818	126	533	0	230	180	0	33	2,920
July 2007	1,910	132	580	0	69	426	0	0	3,117
Toronto CMA									
July 2008	9,454	1,662	3,046	43	1,144	29,298	20	2,413	47,080
July 2007	9,471	1,776	3,962	22	1,223	24,828	0	2,424	43,706
Oshawa CMA									
July 2008	1,174	6	227	0	191	131	0	33	1,762
July 2007	1,139	6	117	0	61	426	0	0	1,749
Greater Toronto Area									
July 2008	10,786	1,706	3,330	38	1,412	29,782	20	2,442	49,516
July 2007	10,747	1,786	4,157	6	1,389	25,410	4	2,499	45,998

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
July 2008	78	42	69	0	8	526	0	27	750
July 2007	92	2	19	0	10	750	0	6	879
York Region									
July 2008	446	102	177	0	37	0	0	9	771
July 2007	380	138	86	1	7	0	0	0	612
Peel Region									
July 2008	291	122	75	0	16	0	0	0	504
July 2007	459	80	22	1	31	343	0	6	942
Halton Region									
July 2008	199	6	38	0	75	0	0	0	318
July 2007	216	20	81	0	30	0	0	0	347
Durham Region									
July 2008	288	10	59	5	32	0	0	0	394
July 2007	255	20	113	0	31	0	0	0	419
Toronto CMA									
July 2008	1,117	282	365	7	128	526	0	36	2,461
July 2007	1,211	260	309	4	63	1,093	0	12	2,952
Oshawa CMA									
July 2008	204	0	23	0	32	0	0	0	259
July 2007	175	0	8	0	31	0	0	0	214
Greater Toronto Area									
July 2008	1,302	282	418	5	168	526	0	36	2,737
July 2007	1,402	260	321	2	109	1,093	0	12	3,199

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2008	115	24	16	0	2	134	13	433	737
July 2007	125	8	43	0	0	234	14	52	476
York Region									
July 2008	21	0	25	0	12	76	0	0	134
July 2007	24	3	6	0	5	31	0	0	69
Peel Region									
July 2008	290	24	1	0	15	0	0	115	445
July 2007	113	23	40	0	5	0	0	0	181
Halton Region									
July 2008	42	1	11	0	10	0	0	0	64
July 2007	33	3	22	0	15	24	2	48	147
Durham Region									
July 2008	40	0	40	0	30	143	0	0	253
July 2007	71	12	44	0	12	38	0	0	177
Toronto CMA									
July 2008	470	49	76	0	34	210	13	548	1,400
July 2007	311	46	128	0	17	265	14	52	833
Oshawa CMA									
July 2008	36	0	15	0	30	143	0	0	224
July 2007	56	3	23	0	12	38	0	0	132
Greater Toronto Area									
July 2008	508	49	93	0	69	353	13	548	1,633
July 2007	366	49	155	0	37	327	16	100	1,050

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
July 2008	87	30	69	0	6	521	0	0	713
July 2007	97	2	38	0	10	782	4	17	950
York Region									
July 2008	461	106	172	0	32	0	0	9	780
July 2007	377	136	88	1	7	1	0	0	610
Peel Region									
July 2008	304	131	96	0	13	0	0	0	544
July 2007	619	106	22	2	35	343	0	6	1,133
Halton Region									
July 2008	209	7	41	0	76	0	0	0	333
July 2007	218	24	76	0	33	0	0	0	351
Durham Region									
July 2008	291	10	57	5	28	0	0	0	391
July 2007	260	12	93	0	24	0	0	0	389
Toronto CMA									
July 2008	1,164	284	384	7	115	521	0	9	2,484
July 2007	1,379	279	305	5	67	1,126	4	23	3,188
Oshawa CMA									
July 2008	211	0	20	0	28	0	0	0	259
July 2007	177	1	9	0	24	0	0	0	211
Greater Toronto Area									
July 2008	1,352	284	435	5	155	521	0	9	2,761
July 2007	1,571	280	317	3	109	1,126	4	23	3,433

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Toronto City	15	140	6	14	53	18	223	273	279	393	-30.3
Toronto	15	12	2	2	43	5	222	361	282	380	-25.8
East York	4	4	0	0	0	0	0	0	4	4	0.0
Etobicoke	22	18	2	0	0	14	0	216	24	248	-90.3
North York	37	94	0	32	14	0	0	0	51	126	-59.5
Scarborough	10	12	0	0	0	27	0	0	10	39	-74.4
York	2	0	2	0	0	0	0	0	4	0	n/a
York Region	429	556	142	58	38	133	4	27	649	973	-33.3
Aurora	46	64	0	0	0	48	0	0	46	112	-58.9
East Gwillimbury	2	3	0	0	0	0	0	0	2	3	-33.3
Georgina Township	11	20	0	0	0	0	0	0	11	20	-45.0
King Township	0	2	0	0	0	0	0	0	0	2	-100.0
Markham	185	75	46	20	21	27	4	27	256	149	71.8
Newmarket	55	20	18	0	0	78	0	0	73	98	-25.5
Richmond Hill	19	37	14	0	8	15	0	0	41	52	-21.2
Vaughan	128	210	60	28	5	164	0	0	193	402	-52.0
Whitchurch-Stouffville	43	125	4	10	0	0	0	0	47	135	-65.2
Peel Region	186	644	68	72	258	64	272	3	784	783	0.1
Brampton	116	609	62	52	40	22	0	0	218	683	-68.1
Caledon	13	6	2	6	0	0	72	0	87	12	**
Mississauga	57	29	4	14	218	42	200	3	479	88	**
Halton Region	121	212	50	8	115	174	112	187	397	501	-20.9
Burlington	35	38	12	0	32	8	112	75	191	121	57.9
Halton Hills	6	2	0	0	0	63	0	0	6	65	-90.8
Milton	49	43	38	8	82	116	0	112	169	279	-39.4
Oakville	31	129	0	0	0	7	0	0	31	136	-77.2
Durham Region	228	206	12	14	48	88	0	0	288	310	-7.1
Ajax	33	57	12	14	0	63	0	0	45	134	-66.4
Brock	4	0	0	0	0	0	0	0	4	0	n/a
Clarington	41	57	0	0	0	25	0	0	41	82	-50.0
Oshawa	46	28	0	0	32	0	0	0	78	28	178.6
Pickering	10	11	0	0	0	0	0	0	10	11	-9.1
Scugog	4	0	0	0	0	0	0	0	4	0	n/a
Uxbridge	33	8	0	0	0	0	0	0	33	8	**
Whitby	57	47	0	0	16	0	0	0	73	47	55.3
Remainder of Toronto CMA	41	65	0	0	0	0	0	0	41	65	-36.9
Bradford West Gwillimbury	33	40	0	0	0	0	0	0	33	40	-17.5
Town of Mono	3	13	0	0	0	0	0	0	3	13	-76.9
New Tecumseth	0	4	0	0	0	0	0	0	0	4	-100.0
Orangeville	5	8	0	0	0	0	0	0	5	8	-37.5
Toronto CMA	988	1,655	266	186	431	691	498	719	2,163	3,251	-33.5
Oshawa CMA	144	132	0	0	48	25	0	0	192	157	22.3
Greater Toronto Area (GTA)	1,114	1,760	278	186	511	724	610	794	2,513	3,464	-27.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		Change
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	
Toronto City	512	644	141	222	331	619	9,942	2,417	11,182	3,982	188.3
Toronto	91	63	38	36	90	77	8,109	1,268	8,328	1,444	**
East York	29	20	0	2	20	0	198	0	247	22	**
Etobicoke	100	71	6	6	86	111	127	216	319	404	-21.0
North York	208	317	20	136	33	194	1,396	657	1,657	1,304	27.1
Scarborough	70	163	72	38	334	225	112	43	588	469	25.4
York	14	10	6	4	10	12	0	0	30	26	15.4
York Region	2,213	3,217	444	790	518	1,204	383	1,58	4,258	4,878	-41.2
Aurora	154	120	0	0	11	55	0	0	165	175	-5.7
East Gwillimbury	6	15	0	0	6	76	0	0	12	91	-86.8
Georgina Township	81	61	0	0	0	0	0	0	81	61	32.8
King Township	10	12	0	0	0	0	0	0	10	12	-16.7
Markham	1,036	480	276	142	148	190	31	1,155	1,491	1,967	-24.2
Newmarket	148	137	20	28	46	95	0	0	214	260	-17.7
Richmond Hill	159	431	14	22	29	196	0	201	202	850	-76.2
Vaughan	847	1,375	92	446	152	636	352	225	1,443	2,682	-46.2
Whitchurch-Stouffville	272	586	42	154	126	38	0	0	440	778	-43.4
Peel Region	1,366	2,562	302	488	710	642	1,266	414	2,644	4,108	-11.3
Brampton	830	2,263	270	286	202	322	715	0	2,017	2,871	-29.7
Caledon	40	26	6	12	0	0	72	0	118	38	**
Mississauga	496	273	26	190	508	320	479	414	1,509	1,197	26.1
Halton Region	1,246	1,357	362	186	188	996	447	294	2,538	2,796	-27.9
Burlington	344	291	64	2	126	166	262	88	796	547	45.5
Halton Hills	59	123	0	2	0	63	0	0	59	188	-68.6
Milton	1,026	343	272	106	530	457	56	208	1,884	1,114	69.1
Oakville	517	600	26	26	125	310	129	0	797	936	-14.9
Durham Region	1,348	1,361	62	96	54	185	76	0	2,022	1,846	9.5
Ajax	260	297	60	78	130	276	0	0	450	651	-30.9
Brock	9	6	0	0	0	0	0	0	9	6	50.0
Clarington	271	301	2	0	25	47	0	0	298	348	-14.4
Oshawa	342	339	0	4	125	0	27	0	494	343	44.0
Pickering	43	52	0	10	119	18	0	0	162	80	102.5
Scugog	23	23	0	0	0	0	49	0	72	23	**
Uxbridge	71	64	0	2	10	10	0	0	81	76	6.6
Whitby	329	279	0	2	132	38	0	0	461	319	44.5
Remainder of Toronto CMA	393	245	10	10	8	18	61	0	470	293	60.4
Bradford West Gwillimbury	160	140	6	0	0	0	0	0	166	140	18.6
Town of Mono	26	27	0	0	0	0	0	0	26	27	-3.7
New Tecumseth	160	40	4	10	6	38	4	0	174	88	97.7
Orangeville	47	38	0	0	0	0	57	0	104	38	173.7
Toronto CMA	8,760	8,147	1,256	1,736	1,279	3,219	11,837	4,420	22,792	18,223	25.1
Oshawa CMA	942	919	2	6	282	85	27	0	1,253	1,010	24.1
Greater Toronto Area (GTA)	7,818	9,141	1,315	1,742	1,141	3,110	12,114	4,420	24,045	19,513	23.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Toronto City	57	46	0	0	222	530	0	47
Toronto	43	5	0	0	222	323	0	38
East York	0	0	0	0	0	0	0	0
Etobicoke	0	14	0	0	0	207	0	9
North York	14	0	0	0	0	0	0	0
Scarborough	0	27	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	34	332	0	0	0	27	4	0
Aurora	0	48	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	21	27	0	0	0	27	4	0
Newmarket	0	78	0	0	0	0	0	0
Richmond Hill	8	15	0	0	0	0	0	0
Vaughan	5	164	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	258	64	0	0	272	0	0	3
Brampton	40	22	0	0	0	0	0	0
Caledon	0	0	0	0	72	0	0	0
Mississauga	218	42	0	0	200	0	0	3
Halton Region	114	194	0	0	112	187	0	0
Burlington	32	8	0	0	112	75	0	0
Halton Hills	0	63	0	0	0	0	0	0
Milton	82	116	0	0	0	112	0	0
Oakville	0	7	0	0	0	0	0	0
Durham Region	48	88	0	0	0	0	0	0
Ajax	0	63	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	32	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	16	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	431	691	0	0	494	669	4	50
Oshawa CMA	48	25	0	0	0	0	0	0
Greater Toronto Area (GTA)	511	724	0	0	606	744	4	50

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	591	619	0	0	9,266	2,086	676	331
Toronto	90	77	0	0	7,433	1,227	676	41
East York	20	0	0	0	198	0	0	0
Etobicoke	86	111	0	0	127	207	0	9
North York	33	194	0	0	1,396	609	0	48
Scarborough	334	225	0	0	112	43	0	0
York	10	12	0	0	0	0	0	0
York Region	518	1,286	0	0	352	1,580	31	1
Aurora	11	55	0	0	0	0	0	0
East Gwillimbury	6	76	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	148	190	0	0	0	1,154	31	1
Newmarket	46	95	0	0	0	0	0	0
Richmond Hill	29	196	0	0	0	201	0	0
Vaughan	152	636	0	0	352	225	0	0
Whitchurch-Stouffville	126	38	0	0	0	0	0	0
Peel Region	690	642	20	0	844	411	422	3
Brampton	182	322	20	0	293	0	422	0
Caledon	0	0	0	0	72	0	0	0
Mississauga	508	320	0	0	479	411	0	3
Halton Region	781	996	0	0	447	296	0	0
Burlington	126	166	0	0	262	88	0	0
Halton Hills	0	63	0	0	0	0	0	0
Milton	530	457	0	0	56	208	0	0
Oakville	125	310	0	0	129	0	0	0
Durham Region	541	389	0	0	49	0	27	0
Ajax	130	276	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	47	0	0	0	0	0	0
Oshawa	125	0	0	0	0	0	27	0
Pickering	119	18	0	0	0	0	0	0
Scugog	0	0	0	0	49	0	0	0
Uxbridge	10	10	0	0	0	0	0	0
Whitby	132	38	0	0	0	0	0	0
Remainder of Toronto CMA	6	38	0	0	57	0	4	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	38	0	0	0	0	4	0
Orangeville	0	0	0	0	57	0	0	0
Toronto CMA	2,719	3,719	20	0	10,704	4,285	1,133	335
Oshawa CMA	282	85	0	0	0	0	27	0
Greater Toronto Area (GTA)	3,121	3,932	20	0	10,958	4,373	1,158	335

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Toronto City	132	220	243	530	0	47	375	797
Toronto	39	19	243	323	0	38	282	380
East York	4	4	0	0	0	0	4	4
Etobicoke	24	32	0	207	0	9	24	248
North York	51	126	0	0	0	0	51	126
Scarborough	10	39	0	0	0	0	10	39
York	4	0	0	0	0	0	4	0
York Region	658	878	7	95	4	0	669	973
Aurora	46	112	0	0	0	0	46	112
East Gwillimbury	2	3	0	0	0	0	2	3
Georgina Township	11	20	0	0	0	0	11	20
King Township	0	2	0	0	0	0	0	2
Markham	245	122	7	27	4	0	256	149
Newmarket	73	47	0	51	0	0	73	98
Richmond Hill	41	52	0	0	0	0	41	52
Vaughan	193	385	0	17	0	0	193	402
Whitchurch-Stouffville	47	135	0	0	0	0	47	135
Peel Region	279	732	505	48	0	3	784	783
Brampton	196	683	22	0	0	0	218	683
Caledon	14	6	73	6	0	0	87	12
Mississauga	69	43	410	42	0	3	479	88
Halton Region	199	290	198	311	0	0	397	601
Burlington	75	38	116	83	0	0	191	121
Halton Hills	6	65	0	0	0	0	6	65
Milton	87	51	82	228	0	0	169	279
Oakville	31	136	0	0	0	0	31	136
Durham Region	280	293	8	17	0	0	288	310
Ajax	45	134	0	0	0	0	45	134
Brock	4	0	0	0	0	0	4	0
Clarington	41	65	0	17	0	0	41	82
Oshawa	74	28	4	0	0	0	78	28
Pickering	10	11	0	0	0	0	10	11
Scugog	4	0	0	0	0	0	4	0
Uxbridge	33	8	0	0	0	0	33	8
Whitby	69	47	4	0	0	0	73	47
Remainder of Toronto CMA	41	65	0	0	0	0	41	65
Bradford West Gwillimbury	33	40	0	0	0	0	33	40
Town of Mono	3	13	0	0	0	0	3	13
New Tecumseth	0	4	0	0	0	0	0	4
Orangeville	5	8	0	0	0	0	5	8
Toronto CMA	1,322	2,300	837	901	4	50	2,163	3,251
Oshawa CMA	184	140	8	17	0	0	192	157
Greater Toronto Area (GTA)	1,548	2,413	961	1,001	4	50	2,513	3,464

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,196	1,469	9,315	2,102	676	331	11,187	3,902
Toronto	208	175	7,444	1,228	676	41	8,328	1,444
East York	49	22	198	0	0	0	247	22
Etobicoke	192	188	127	207	0	9	319	404
North York	261	647	1,396	609	0	48	1,657	1,304
Scarborough	438	411	150	58	0	0	588	469
York	30	26	0	0	0	0	30	26
York Region	3,595	5,066	432	1,809	31	1	4,058	6,876
Aurora	165	175	0	0	0	0	165	175
East Gwillimbury	12	91	0	0	0	0	12	91
Georgina Township	81	61	0	0	0	0	81	61
King Township	10	12	0	0	0	0	10	12
Markham	1,449	760	11	1,206	31	1	1,491	1,967
Newmarket	214	192	0	68	0	0	214	260
Richmond Hill	202	649	0	201	0	0	202	850
Vaughan	1,022	2,359	421	323	0	0	1,443	2,682
Whitchurch-Stouffville	440	767	0	11	0	0	440	778
Peel Region	1,993	3,528	1,209	575	442	3	3,644	4,106
Brampton	1,172	2,848	403	23	442	0	2,017	2,871
Caledon	45	26	73	12	0	0	118	38
Mississauga	776	654	733	540	0	3	1,509	1,197
Halton Region	2,565	1,881	971	904	0	0	3,536	2,785
Burlington	450	349	346	198	0	0	796	547
Halton Hills	59	188	0	0	0	0	59	188
Milton	1,406	493	478	621	0	0	1,884	1,114
Oakville	650	851	147	85	0	0	797	936
Durham Region	1,795	1,829	205	17	27	0	2,027	1,846
Ajax	450	651	0	0	0	0	450	651
Brock	9	6	0	0	0	0	9	6
Clarington	298	331	0	17	0	0	298	348
Oshawa	429	343	38	0	27	0	494	343
Pickering	144	80	18	0	0	0	162	80
Scugog	23	23	49	0	0	0	72	23
Uxbridge	81	76	0	0	0	0	81	76
Whitby	361	319	100	0	0	0	461	319
Remainder of Toronto CMA	409	273	57	20	4	0	470	293
Bradford West Gwillimbury	166	140	0	0	0	0	166	140
Town of Mono	26	27	0	0	0	0	26	27
New Tecumseth	170	68	0	20	4	0	174	88
Orangeville	47	38	57	0	0	0	104	38
Toronto CMA	9,983	12,675	11,656	5,212	1,153	335	22,792	18,222
Oshawa CMA	1,088	993	138	17	27	0	1,253	1,010
Greater Toronto Area (GTA)	11,144	13,773	12,132	5,407	1,176	335	24,452	19,515

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Toronto City	78	92	42	2	77	29	553	756	750	879	-14.7
Toronto	20	14	24	0	14	0	526	756	584	770	-24.2
East York	8	10	2	0	0	0	0	0	10	10	0.0
Etobicoke	10	11	0	0	8	0	0	0	18	11	63.6
North York	36	28	0	2	0	0	27	0	63	30	110.0
Scarborough	4	29	16	0	55	29	0	0	75	58	29.3
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	446	381	102	138	214	93	9	0	771	612	26.0
Aurora	29	7	0	0	5	3	0	0	34	10	**
East Gwillimbury	5	0	0	0	9	0	0	0	14	0	n/a
Georgina Township	13	10	0	0	0	0	0	0	13	10	30.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	143	31	52	38	55	69	9	0	259	138	87.7
Newmarket	21	0	2	0	25	0	0	0	48	0	n/a
Richmond Hill	49	77	2	6	34	10	0	0	85	93	-8.6
Vaughan	124	190	30	44	82	11	0	0	236	245	-3.7
Whitchurch-Stouffville	62	66	16	50	4	0	0	0	82	116	-29.3
Peel Region	291	460	122	90	91	43	0	349	504	942	-46.5
Brampton	222	380	84	86	50	16	0	0	356	482	-26.1
Caledon	4	7	0	0	0	0	0	0	4	7	-42.9
Mississauga	65	73	38	4	41	27	0	349	144	453	-68.2
Halton Region	199	216	8	20	113	111	0	0	318	347	-8.4
Burlington	36	52	0	0	40	23	0	0	76	75	1.3
Halton Hills	12	4	0	0	0	29	0	0	12	33	-63.6
Milton	98	66	6	18	61	4	0	0	165	88	87.5
Oakville	53	94	0	2	12	55	0	0	65	151	-57.0
Durham Region	293	255	10	20	91	144	0	0	394	419	-6.0
Ajax	58	69	10	20	36	105	0	0	104	194	-46.4
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	59	61	0	0	10	18	0	0	69	79	-12.7
Oshawa	85	67	0	0	6	21	0	0	91	88	3.4
Pickering	14	4	0	0	0	0	0	0	14	4	**
Scugog	3	0	0	0	0	0	0	0	3	0	n/a
Uxbridge	12	7	0	0	0	0	0	0	12	7	71.4
Whitby	60	47	0	0	39	0	0	0	99	47	110.6
Remainder of Toronto CMA	62	38	2	4	0	0	0	0	64	42	52.4
Bradford West Gwillimbury	16	10	0	0	0	0	0	0	16	10	60.0
Town of Mono	10	0	0	0	0	0	0	0	10	0	n/a
New Tecumseth	26	18	2	4	0	0	0	0	28	22	27.3
Orangeville	10	10	0	0	0	0	0	0	10	10	0.0
Toronto CMA	1,124	1,215	284	274	491	358	562	1,105	2,461	2,952	-16.6
Oshawa CMA	204	175	0	0	55	39	0	0	259	214	21.0
Greater Toronto Area (GTA)	1,307	1,404	282	270	586	420	562	1,105	2,737	3,199	-14.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	Change
Toronto City	559	581	74	86	367	262	6,500	3,738	7,500	4,667	60.7
Toronto	88	73	42	4	110	130	4,415	2,864	4,655	3,071	51.6
East York	32	18	2	2	12	0	21	66	67	86	-22.1
Etobicoke	61	72	8	56	8	28	1,213	192	1,290	348	**
North York	237	242	2	10	22	9	623	580	884	841	5.1
Scarborough	134	157	16	2	195	95	228	0	573	254	125.6
York	7	19	4	12	20	0	0	36	31	67	-53.7
York Region	2,907	2,930	448	514	884	862	1,296	942	5,535	5,246	5.5
Aurora	196	60	0	0	31	126	0	0	227	186	22.0
East Gwillimbury	16	53	0	0	13	0	0	0	29	53	-45.3
Georgina Township	108	61	0	0	0	0	0	0	108	61	77.0
King Township	6	9	0	0	0	0	0	0	6	9	-33.3
Markham	797	585	144	192	283	412	819	415	2,043	1,604	27.4
Newmarket	123	28	2	20	62	39	0	0	187	87	114.9
Richmond Hill	343	399	12	48	134	130	4	187	493	764	-35.5
Vaughan	909	1,228	242	128	304	155	473	340	1,928	1,851	4.2
Whitchurch-Stouffville	409	507	48	126	57	0	0	0	514	633	-18.8
Peel Region	2,057	2,203	572	628	417	666	1,061	510	4,107	4,007	2.5
Brampton	1,608	1,699	350	506	192	308	616	0	2,766	2,513	10.1
Caledon	34	52	12	18	10	0	0	0	56	70	-20.0
Mississauga	415	452	210	104	215	358	445	510	1,285	1,424	-9.8
Halton Region	1,325	1,440	138	188	898	716	380	70	2,741	2,414	13.5
Burlington	279	232	52	18	207	253	0	70	538	573	-6.1
Halton Hills	93	104	2	0	82	78	0	0	177	182	-2.7
Milton	482	688	62	148	387	116	104	0	1,035	952	8.7
Oakville	471	416	22	22	222	269	276	0	991	707	40.2
Durham Region	1,500	1,982	92	82	460	556	108	134	2,160	2,754	-21.6
Ajax	309	665	88	68	183	298	0	0	580	1,031	-43.7
Brock	4	13	0	0	0	0	0	0	4	13	-69.2
Clarington	255	312	2	2	56	53	108	132	421	499	-15.6
Oshawa	429	466	0	0	22	87	0	0	451	553	-18.4
Pickering	62	67	0	6	17	31	0	2	79	106	-25.5
Scugog	21	50	0	0	0	0	0	0	21	50	-58.0
Uxbridge	99	81	0	0	30	8	0	0	129	89	44.9
Whitby	321	328	2	6	152	79	0	0	475	413	15.0
Remainder of Toronto CMA	363	192	6	4	7	45	32	0	408	241	69.3
Bradford West Gwillimbury	140	54	0	0	0	0	0	0	140	54	159.3
Town of Mono	42	16	0	0	0	0	0	0	42	16	162.5
New Tecumseth	142	87	6	4	7	38	32	0	187	129	45.0
Orangeville	39	35	0	0	0	7	0	0	39	42	-7.1
Toronto CMA	7,402	7,927	1,274	1,476	2,596	2,635	9,269	5,192	20,541	17,230	19.2
Oshawa CMA	1,005	1,106	4	8	230	219	108	132	1,347	1,465	-8.1
Greater Toronto Area (GTA)	8,348	9,136	1,324	1,498	3,026	3,062	9,345	5,394	22,043	19,090	15.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Toronto City	77	29	0	0	526	750	27	6
Toronto	14	0	0	0	526	750	0	6
East York	0	0	0	0	0	0	0	0
Etobicoke	8	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	27	0
Scarborough	55	29	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	214	93	0	0	0	0	9	0
Aurora	5	3	0	0	0	0	0	0
East Gwillimbury	9	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	55	69	0	0	0	0	9	0
Newmarket	25	0	0	0	0	0	0	0
Richmond Hill	34	10	0	0	0	0	0	0
Vaughan	82	11	0	0	0	0	0	0
Whitchurch-Stouffville	4	0	0	0	0	0	0	0
Peel Region	91	43	0	0	0	343	0	6
Brampton	50	16	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	41	27	0	0	0	343	0	6
Halton Region	113	111	0	0	0	0	0	0
Burlington	40	23	0	0	0	0	0	0
Halton Hills	0	29	0	0	0	0	0	0
Milton	61	4	0	0	0	0	0	0
Oakville	12	55	0	0	0	0	0	0
Durham Region	91	144	0	0	0	0	0	0
Ajax	36	105	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	18	0	0	0	0	0	0
Oshawa	6	21	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	39	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	491	358	0	0	526	1,093	36	12
Oshawa CMA	55	39	0	0	0	0	0	0
Greater Toronto Area (GTA)	586	420	0	0	526	1,093	36	12

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	367	262	0	0	6,092	3,519	408	219
Toronto	110	130	0	0	4,228	2,666	187	198
East York	12	0	0	0	0	45	21	21
Etobicoke	8	28	0	0	1,040	192	173	0
North York	22	9	0	0	596	580	27	0
Scarborough	195	95	0	0	228	0	0	0
York	20	0	0	0	0	36	0	0
York Region	884	862	0	0	1,252	882	44	60
Aurora	31	126	0	0	0	0	0	0
East Gwillimbury	13	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	283	412	0	0	779	415	40	0
Newmarket	62	39	0	0	0	0	0	0
Richmond Hill	134	130	0	0	0	187	4	0
Vaughan	304	155	0	0	473	280	0	60
Whitchurch-Stouffville	57	0	0	0	0	0	0	0
Peel Region	417	666	0	0	445	481	616	29
Brampton	192	308	0	0	0	0	616	0
Caledon	10	0	0	0	0	0	0	0
Mississauga	215	358	0	0	445	481	0	29
Halton Region	898	696	0	20	380	70	0	0
Burlington	207	233	0	20	0	70	0	0
Halton Hills	82	78	0	0	0	0	0	0
Milton	387	116	0	0	104	0	0	0
Oakville	222	269	0	0	276	0	0	0
Durham Region	460	556	0	0	108	132	0	0
Ajax	183	298	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	56	53	0	0	108	132	0	0
Oshawa	22	87	0	0	0	0	0	0
Pickering	17	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	30	8	0	0	0	0	0	0
Whitby	152	79	0	0	0	0	0	0
Remainder of Toronto CMA	7	45	0	0	32	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	7	38	0	0	32	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	2,596	2,635	0	0	8,201	4,884	1,068	300
Oshawa CMA	230	219	0	0	108	132	0	0
Greater Toronto Area (GTA)	3,026	3,042	0	20	8,277	5,086	1,068	308

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Toronto City	189	113	534	760	27	6	750	879
Toronto	50	14	534	750	0	6	584	770
East York	10	10	0	0	0	0	10	10
Etobicoke	18	11	0	0	0	0	18	11
North York	36	30	0	0	27	0	63	30
Scarborough	75	48	0	10	0	0	75	58
York	0	0	0	0	0	0	0	0
York Region	725	604	37	8	9	0	771	612
Aurora	34	9	0	1	0	0	34	10
East Gwillimbury	14	0	0	0	0	0	14	0
Georgina Township	13	10	0	0	0	0	13	10
King Township	0	0	0	0	0	0	0	0
Markham	250	131	0	7	9	0	259	138
Newmarket	48	0	0	0	0	0	48	0
Richmond Hill	85	93	0	0	0	0	85	93
Vaughan	199	245	37	0	0	0	236	245
Whitchurch-Stouffville	82	116	0	0	0	0	82	116
Peel Region	488	561	16	375	0	6	504	942
Brampton	340	471	16	11	0	0	356	482
Caledon	4	7	0	0	0	0	4	7
Mississauga	144	83	0	364	0	6	144	453
Halton Region	243	317	75	30	0	0	318	347
Burlington	66	56	10	19	0	0	76	75
Halton Hills	12	33	0	0	0	0	12	33
Milton	104	84	61	4	0	0	165	88
Oakville	61	144	4	7	0	0	65	151
Durham Region	357	388	37	31	0	0	394	419
Ajax	104	194	0	0	0	0	104	194
Brock	2	0	0	0	0	0	2	0
Clarington	65	69	4	10	0	0	69	79
Oshawa	85	67	6	21	0	0	91	88
Pickering	14	4	0	0	0	0	14	4
Scugog	3	0	0	0	0	0	3	0
Uxbridge	7	7	5	0	0	0	12	7
Whitby	77	47	22	0	0	0	99	47
Remainder of Toronto CMA	60	36	4	6	0	0	64	42
Bradford West Gwillimbury	16	10	0	0	0	0	16	10
Town of Mono	10	0	0	0	0	0	10	0
New Tecumseth	24	16	4	6	0	0	28	22
Orangeville	10	10	0	0	0	0	10	10
Toronto CMA	1,764	1,780	661	1,160	36	12	2,461	2,952
Oshawa CMA	227	183	32	31	0	0	259	214
Greater Toronto Area (GTA)	2,002	1,983	699	1,204	36	12	2,737	3,199

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	992	795	6,100	3,653	408	219	7,500	4,667
Toronto	232	88	4,236	2,785	187	198	4,655	3,071
East York	46	20	0	45	21	21	67	86
Etobicoke	77	156	1,040	192	173	0	1,290	348
North York	261	261	596	580	27	0	884	841
Scarborough	345	239	228	15	0	0	573	254
York	31	31	0	36	0	0	31	67
York Region	4,089	4,188	1,402	1,000	44	60	5,535	5,248
Aurora	227	185	0	1	0	0	227	186
East Gwillimbury	29	53	0	0	0	0	29	53
Georgina Township	108	61	0	0	0	0	108	61
King Township	6	9	0	0	0	0	6	9
Markham	1,182	1,090	821	514	40	0	2,043	1,604
Newmarket	187	69	0	18	0	0	187	87
Richmond Hill	470	577	19	187	4	0	493	764
Vaughan	1,380	1,511	548	280	0	60	1,928	1,851
Whitchurch-Stouffville	500	633	14	0	0	0	514	633
Peel Region	2,976	3,191	515	787	616	29	4,107	4,007
Brampton	2,134	2,472	16	41	616	0	2,766	2,513
Caledon	36	68	20	2	0	0	56	70
Mississauga	806	651	479	744	0	29	1,285	1,424
Halton Region	1,900	2,105	841	277	0	32	2,741	2,414
Burlington	426	367	112	174	0	32	538	573
Halton Hills	177	182	0	0	0	0	177	182
Milton	593	917	442	35	0	0	1,035	952
Oakville	704	639	287	68	0	0	991	707
Durham Region	1,910	2,493	250	260	0	1	2,160	2,754
Ajax	580	1,011	0	20	0	0	580	1,031
Brock	4	13	0	0	0	0	4	13
Clarington	277	331	144	167	0	1	421	499
Oshawa	429	511	22	42	0	0	451	553
Pickering	79	75	0	31	0	0	79	106
Scugog	21	50	0	0	0	0	21	50
Uxbridge	115	89	14	0	0	0	129	89
Whitby	405	413	70	0	0	0	475	413
Remainder of Toronto CMA	366	225	42	16	0	0	408	241
Bradford West Gwillimbury	140	54	0	0	0	0	140	54
Town of Mono	42	16	0	0	0	0	42	16
New Tecumseth	145	113	42	16	0	0	187	129
Orangeville	39	42	0	0	0	0	39	42
Toronto CMA	10,671	11,312	8,802	5,610	1,068	308	20,541	17,230
Oshawa CMA	1,111	1,255	236	209	0	1	1,347	1,465
Greater Toronto Area (GTA)	11,867	12,772	9,108	5,977	1,068	341	22,043	19,090

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2008	0	0.0	0	0.0	1	1.1	10	11.5	76	87.4	87	900,000	918,722
July 2007	1	1.0	2	2.1	2	2.1	2	2.1	90	92.8	97	990,000	1,044,938
Year-to-date 2008	2	0.3	4	0.7	88	14.9	55	9.3	442	74.8	591	840,000	934,698
Year-to-date 2007	1	0.2	48	8.2	47	8.0	45	7.7	444	75.9	585	899,000	947,781
Toronto													
July 2008	0	0.0	0	0.0	0	0.0	9	50.0	9	50.0	18	505,240	631,577
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	899,000	933,909
Year-to-date 2008	0	0.0	0	0.0	1	1.0	13	13.1	85	85.9	99	895,000	1,106,898
Year-to-date 2007	0	0.0	0	0.0	1	1.2	2	2.4	81	96.4	84	1,044,500	1,097,574
East York													
July 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	10	31.3	22	68.8	32	624,500	750,278
Year-to-date 2007	0	0.0	2	8.7	1	4.3	4	17.4	16	69.6	23	900,000	1,037,687
Etobicoke													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	950,000	1,073,000
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,149,500	1,131,158
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	900,000	978,933
Year-to-date 2007	0	0.0	3	3.9	0	0.0	19	25.0	54	71.1	76	800,000	836,623
North York													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	952,600	1,060,995
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,199,500	1,307,301
Year-to-date 2008	2	0.8	1	0.4	0	0.0	14	5.3	247	93.6	264	965,935	1,131,435
Year-to-date 2007	0	0.0	0	0.0	1	0.4	0	0.0	234	99.6	235	1,199,000	1,255,574
Scarborough													
July 2008	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
July 2007	1	3.8	2	7.7	2	7.7	2	7.7	19	73.1	26	538,945	521,455
Year-to-date 2008	0	0.0	3	2.4	87	69.0	17	13.5	19	15.1	126	375,900	426,330
Year-to-date 2007	1	0.7	43	28.3	44	28.9	18	11.8	46	30.3	152	380,445	447,688
York													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	639,000	779,800

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2008	4	0.9	18	3.9	72	15.6	150	32.5	217	47.1	461	490,990	509,922
July 2007	3	0.8	8	2.1	44	11.6	172	45.5	151	39.9	378	486,900	503,463
Year-to-date 2008	21	0.7	162	5.5	295	10.1	1,204	41.2	1,238	42.4	2,920	481,900	512,461
Year-to-date 2007	59	2.0	110	3.8	350	11.9	1,246	42.5	1,168	39.8	2,933	483,900	506,831
Aurora													
July 2008	0	0.0	0	0.0	0	0.0	11	34.4	21	65.6	32	519,900	542,077
July 2007	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2008	0	0.0	0	0.0	3	1.5	90	45.5	105	53.0	198	508,990	523,074
Year-to-date 2007	0	0.0	2	3.3	6	10.0	24	40.0	28	46.7	60	498,990	559,643
East Gwillimbury													
July 2008	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Year-to-date 2007	16	30.2	17	32.1	1	1.9	1	1.9	18	34.0	53	314,900	459,439
Georgina Township													
July 2008	2	14.3	6	42.9	3	21.4	1	7.1	2	14.3	14	329,400	405,693
July 2007	3	33.3	2	22.2	0	0.0	1	11.1	3	33.3	9	--	--
Year-to-date 2008	16	14.7	44	40.4	29	26.6	2	1.8	18	16.5	109	340,900	429,128
Year-to-date 2007	35	57.4	11	18.0	2	3.3	3	4.9	10	16.4	61	289,900	373,636
King Township													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	797,500	864,500
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Markham													
July 2008	0	0.0	8	5.6	41	28.7	39	27.3	55	38.5	143	459,990	476,136
July 2007	0	0.0	0	0.0	3	10.0	22	73.3	5	16.7	30	412,990	489,536
Year-to-date 2008	0	0.0	102	12.8	147	18.4	319	40.0	229	28.7	797	448,900	466,016
Year-to-date 2007	2	0.3	56	9.6	113	19.3	247	42.3	166	28.4	584	442,900	460,371
Newmarket													
July 2008	0	0.0	1	3.8	13	50.0	6	23.1	6	23.1	26	397,400	431,683
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	2	1.6	49	38.9	43	34.1	32	25.4	126	420,990	440,819
Year-to-date 2007	2	6.9	10	34.5	17	58.6	0	0.0	0	0.0	29	359,900	349,631
Richmond Hill													
July 2008	0	0.0	0	0.0	1	1.9	31	57.4	22	40.7	54	490,490	524,254
July 2007	0	0.0	0	0.0	7	9.2	26	34.2	43	56.6	76	512,990	520,141
Year-to-date 2008	0	0.0	0	0.0	5	1.5	189	54.9	150	43.6	344	487,990	551,421
Year-to-date 2007	0	0.0	0	0.0	18	4.5	158	39.3	226	56.2	402	510,990	541,132
Vaughan													
July 2008	1	0.8	0	0.0	2	1.6	28	22.6	93	75.0	124	540,995	594,192
July 2007	0	0.0	1	0.5	22	11.6	76	40.0	91	47.9	190	498,995	510,134
Year-to-date 2008	2	0.2	0	0.0	11	1.2	265	29.1	633	69.5	911	534,990	580,838
Year-to-date 2007	2	0.2	1	0.1	101	8.3	467	38.2	651	53.3	1,222	505,990	549,124
Whitchurch-Stouffville													
July 2008	0	0.0	1	1.6	12	19.0	34	54.0	16	25.4	63	425,000	452,785
July 2007	0	0.0	5	7.6	11	16.7	46	69.7	4	6.1	66	423,670	442,715
Year-to-date 2008	1	0.2	10	2.4	50	12.2	293	71.6	55	13.4	409	424,000	447,649
Year-to-date 2007	2	0.4	13	2.5	92	17.9	346	67.4	60	11.7	513	424,960	449,714

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2008	6	2.0	19	6.3	58	19.1	112	36.8	109	35.9	304	452,445	475,992
July 2007	11	1.8	86	13.8	193	31.1	203	32.7	128	20.6	621	405,900	437,820
Year-to-date 2008	23	1.2	220	11.4	474	24.5	686	35.4	533	27.5	1,936	431,900	468,704
Year-to-date 2007	48	2.2	451	20.2	626	28.1	681	30.5	425	19.0	2,231	399,900	436,549
Brampton													
July 2008	6	2.7	19	8.4	57	25.2	77	34.1	67	29.6	226	419,990	450,691
July 2007	11	2.1	86	16.3	192	36.5	172	32.7	65	12.4	526	392,990	409,760
Year-to-date 2008	23	1.6	220	14.9	473	32.0	491	33.2	270	18.3	1,477	404,900	428,790
Year-to-date 2007	47	2.7	449	26.1	619	36.0	451	26.3	152	8.8	1,718	379,900	393,885
Caledon													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 2007	0	0.0	0	0.0	1	12.5	0	0.0	7	87.5	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	8.6	32	91.4	35	850,000	987,143
Year-to-date 2007	1	1.9	2	3.8	2	3.8	8	15.1	40	75.5	53	650,000	771,525
Mississauga													
July 2008	0	0.0	0	0.0	1	1.4	35	47.9	37	50.7	73	505,900	519,800
July 2007	0	0.0	0	0.0	0	0.0	31	35.6	56	64.4	87	509,990	573,419
Year-to-date 2008	0	0.0	0	0.0	1	0.2	192	45.3	231	54.5	424	510,900	564,950
Year-to-date 2007	0	0.0	0	0.0	5	1.1	222	48.3	233	50.7	460	503,445	557,292
Halton Region													
July 2008	1	0.5	6	2.9	63	30.1	74	35.4	65	31.1	209	434,990	488,083
July 2007	2	0.9	16	7.3	78	35.8	36	16.5	86	39.4	218	435,300	530,527
Year-to-date 2008	1	0.1	49	3.7	351	26.3	433	32.5	500	37.5	1,334	450,000	542,355
Year-to-date 2007	32	2.2	231	15.8	411	28.2	376	25.8	409	28.0	1,459	409,900	499,606
Burlington													
July 2008	0	0.0	2	5.3	21	55.3	14	36.8	1	2.6	38	385,990	402,178
July 2007	1	2.0	6	11.8	38	74.5	6	11.8	0	0.0	51	375,000	373,778
Year-to-date 2008	0	0.0	19	6.8	117	41.6	108	38.4	37	13.2	281	400,990	454,565
Year-to-date 2007	22	9.2	98	41.2	59	24.8	27	11.3	32	13.4	238	325,000	411,021
Halton Hills													
July 2008	0	0.0	0	0.0	2	15.4	6	46.2	5	38.5	13	464,000	487,808
July 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2008	0	0.0	3	3.2	27	28.4	32	33.7	33	34.7	95	429,000	507,827
Year-to-date 2007	1	1.0	3	2.9	27	25.7	61	58.1	13	12.4	105	415,900	453,087
Milton													
July 2008	1	1.0	4	4.0	40	40.0	37	37.0	18	18.0	100	413,400	438,811
July 2007	1	1.3	10	13.3	40	53.3	19	25.3	5	6.7	75	390,900	410,014
Year-to-date 2008	1	0.2	27	5.5	202	41.5	199	40.9	58	11.9	487	405,900	435,937
Year-to-date 2007	9	1.3	127	18.1	321	45.7	237	33.7	9	1.3	703	389,900	394,775
Oakville													
July 2008	0	0.0	0	0.0	0	0.0	17	29.3	41	70.7	58	612,990	629,381
July 2007	0	0.0	0	0.0	0	0.0	8	9.1	80	90.9	88	582,490	727,380
Year-to-date 2008	0	0.0	0	0.0	5	1.1	94	20.0	372	79.0	471	589,990	711,727
Year-to-date 2007	0	0.0	3	0.7	4	1.0	51	12.3	355	86.0	413	593,990	740,923

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2008	58	19.6	64	21.6	54	18.2	58	19.6	62	20.9	296	372,490	402,324
July 2007	87	33.5	69	26.5	26	10.0	48	18.5	30	11.5	260	336,990	364,975
Year-to-date 2008	378	25.4	281	18.9	210	14.1	286	19.2	332	22.3	1,487	368,990	402,220
Year-to-date 2007	644	34.0	377	19.9	260	13.7	406	21.4	207	10.9	1,894	342,990	365,448
Ajax													
July 2008	0	0.0	0	0.0	10	16.9	20	33.9	29	49.2	59	499,900	497,956
July 2007	8	11.4	7	10.0	4	5.7	27	38.6	24	34.3	70	468,850	464,349
Year-to-date 2008	2	0.6	2	0.6	26	8.4	98	31.5	183	58.8	311	519,900	520,414
Year-to-date 2007	56	8.5	79	11.9	99	15.0	272	41.1	156	23.6	662	431,100	436,548
Brock													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2008	21	37.5	13	23.2	8	14.3	8	14.3	6	10.7	56	323,995	349,187
July 2007	35	58.3	19	31.7	3	5.0	3	5.0	0	0.0	60	283,400	289,173
Year-to-date 2008	97	37.9	68	26.6	40	15.6	30	11.7	21	8.2	256	325,450	346,509
Year-to-date 2007	179	59.1	71	23.4	21	6.9	27	8.9	5	1.7	303	289,900	300,314
Oshawa													
July 2008	23	24.7	26	28.0	22	23.7	20	21.5	2	2.2	93	348,990	353,748
July 2007	30	45.5	23	34.8	10	15.2	3	4.5	0	0.0	66	308,990	309,028
Year-to-date 2008	160	37.0	114	26.4	75	17.4	77	17.8	6	1.4	432	325,320	337,122
Year-to-date 2007	258	56.0	122	26.5	55	11.9	20	4.3	6	1.3	461	288,790	304,216
Pickering													
July 2008	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	607,200	597,436
July 2007	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.6	5	7.8	58	90.6	64	594,400	609,452
Year-to-date 2007	0	0.0	12	17.9	18	26.9	18	26.9	19	28.4	67	441,100	460,376
Scugog													
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2008	1	8.3	2	16.7	0	0.0	2	16.7	7	58.3	12	557,750	511,542
July 2007	1	14.3	1	14.3	0	0.0	4	57.1	1	14.3	7	--	--
Year-to-date 2008	19	18.8	16	15.8	3	3.0	25	24.8	38	37.6	101	461,100	449,039
Year-to-date 2007	39	48.1	9	11.1	7	8.6	16	19.8	10	12.3	81	301,100	375,119
Whitby													
July 2008	13	21.0	23	37.1	14	22.6	6	9.7	6	9.7	62	326,240	366,982
July 2007	13	25.5	19	37.3	8	15.7	8	15.7	3	5.9	51	344,990	362,274
Year-to-date 2008	100	31.0	81	25.1	65	20.1	51	15.8	26	8.0	323	334,990	363,935
Year-to-date 2007	112	35.0	84	26.3	60	18.8	53	16.6	11	3.4	320	340,490	345,720

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2008	25	39.7	12	19.0	11	17.5	3	4.8	12	19.0	63	339,990	368,271
July 2007	20	52.6	14	36.8	1	2.6	1	2.6	2	5.3	38	299,900	312,547
Year-to-date 2008	134	36.8	77	21.2	60	16.5	24	6.6	69	19.0	364	339,990	373,338
Year-to-date 2007	104	55.6	54	28.9	7	3.7	6	3.2	16	8.6	187	299,900	371,183
Bradford West Gwillimbury													
July 2008	2	12.5	5	31.3	9	56.3	0	0.0	0	0.0	16	374,900	353,502
July 2007	4	40.0	2	20.0	1	10.0	1	10.0	2	20.0	10	308,450	371,960
Year-to-date 2008	14	10.0	52	37.1	56	40.0	13	9.3	5	3.6	140	350,000	362,180
Year-to-date 2007	23	42.6	16	29.6	3	5.6	4	7.4	8	14.8	54	329,900	401,770
Town of Mono													
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	545,900	552,060
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	557,400	587,984
Year-to-date 2007	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	564,750	1,209,290
New Tecumseth													
July 2008	20	76.9	5	19.2	0	0.0	1	3.8	0	0.0	26	289,490	300,165
July 2007	15	83.3	3	16.7	0	0.0	0	0.0	0	0.0	18	269,900	272,400
Year-to-date 2008	112	80.0	17	12.1	2	1.4	2	1.4	7	5.0	140	282,345	305,116
Year-to-date 2007	71	80.7	16	18.2	0	0.0	0	0.0	1	1.1	88	269,900	278,113
Orangeville													
July 2008	3	27.3	2	18.2	2	18.2	2	18.2	2	18.2	11	366,900	383,652
July 2007	1	10.0	9	90.0	0	0.0	0	0.0	0	0.0	10	329,900	325,400
Year-to-date 2008	8	20.0	8	20.0	2	5.0	7	17.5	15	37.5	40	404,900	415,055
Year-to-date 2007	10	28.6	22	62.9	3	8.6	0	0.0	0	0.0	35	314,900	318,534
Toronto CMA													
July 2008	37	3.2	55	4.7	194	16.6	359	30.7	526	44.9	1,171	480,900	523,923
July 2007	45	3.3	128	9.2	285	20.6	442	31.9	484	35.0	1,384	449,900	513,507
Year-to-date 2008	202	2.8	511	7.0	1,181	16.1	2,422	33.0	3,024	41.2	7,340	471,900	535,978
Year-to-date 2007	317	4.0	896	11.2	1,506	18.9	2,633	33.0	2,615	32.8	7,967	439,988	510,313
Oshawa CMA													
July 2008	57	27.0	62	29.4	44	20.9	34	16.1	14	6.6	211	338,990	356,426
July 2007	78	44.1	61	34.5	21	11.9	14	7.9	3	1.7	177	310,990	317,640
Year-to-date 2008	357	35.3	263	26.0	180	17.8	158	15.6	53	5.2	1,011	327,000	348,065
Year-to-date 2007	549	50.6	277	25.6	136	12.5	100	9.2	22	2.0	1,084	299,990	315,391
Greater Toronto Area													
July 2008	69	5.1	107	7.9	248	18.3	404	29.8	529	39.0	1,357	458,000	501,696
July 2007	104	6.6	181	11.5	343	21.8	461	29.3	485	30.8	1,574	424,930	491,806
Year-to-date 2008	425	5.1	716	8.7	1,418	17.2	2,664	32.2	3,045	36.8	8,268	455,990	517,393
Year-to-date 2007	784	8.6	1,217	13.4	1,694	18.6	2,754	30.3	2,653	29.1	9,102	422,900	487,380

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2008**

Submarket	July 2008	July 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	918,722	1,044,938	-12.1	934,698	947,781	-1.4
Toronto	631,577	933,909	-32.4	1,106,898	1,097,574	0.8
East York	--	--	n/a	750,278	1,037,687	-27.7
Etobicoke	1,073,000	1,131,158	-5.1	978,933	836,623	17.0
North York	1,060,995	1,307,301	-18.8	1,131,435	1,255,574	-9.9
Scarborough	--	521,455	n/a	426,330	447,688	-4.8
York	--	--	n/a	--	779,800	n/a
York Region	509,922	503,463	1.3	512,461	506,831	1.1
Aurora	542,077	--	n/a	523,074	559,643	-6.5
East Gwillimbury	--	--	n/a	532,493	459,439	15.9
Georgina Township	405,693	--	n/a	429,128	373,636	14.9
King Township	--	--	n/a	864,500	--	n/a
Markham	476,136	489,536	-2.7	466,016	460,371	1.2
Newmarket	431,683	--	n/a	440,819	349,631	26.1
Richmond Hill	524,254	520,141	0.8	551,421	541,132	1.9
Vaughan	594,192	510,134	16.5	580,838	549,124	5.8
Whitchurch-Stouffville	452,785	442,715	2.3	447,649	449,714	-0.5
Peel Region	475,992	437,820	8.7	468,704	436,549	7.4
Brampton	450,691	409,760	10.0	428,790	393,885	8.9
Caledon	--	--	n/a	987,143	771,525	27.9
Mississauga	519,800	573,419	-9.4	564,950	557,292	1.4
Halton Region	488,083	530,527	-8.0	542,355	499,606	8.6
Burlington	402,178	373,778	7.6	454,565	411,021	10.6
Halton Hills	487,808	--	n/a	507,827	453,087	12.1
Milton	438,811	410,014	7.0	435,937	394,775	10.4
Oakville	629,381	727,380	-13.5	711,727	740,923	-3.9
Durham Region	402,324	364,975	10.2	402,220	365,448	10.1
Ajax	497,956	464,349	7.2	520,414	436,548	19.2
Brock	--	--	n/a	--	--	n/a
Clarington	349,187	289,173	20.8	346,509	300,314	15.4
Oshawa	353,748	309,028	14.5	337,122	304,216	10.8
Pickering	597,436	--	n/a	609,452	460,376	32.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	511,542	--	n/a	449,039	375,119	19.7
Whitby	366,982	362,274	1.3	363,935	345,720	5.3
Remainder of Toronto CMA	368,271	312,547	17.8	373,330	371,183	0.6
Bradford West Gwillimbury	353,502	371,960	-5.0	362,180	401,770	-9.9
Town of Mono	552,060	--	n/a	587,984	1,209,290	-51.4
New Tecumseth	300,165	272,400	10.2	305,116	278,113	9.7
Orangeville	383,652	325,400	17.9	415,055	318,534	30.3
Toronto CMA	523,923	513,507	2.0	535,978	510,313	5.0
Oshawa CMA	356,426	317,640	12.2	348,065	315,391	10.4
Greater Toronto Area (GTA)	501,696	491,806	2.0	517,393	487,380	6.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,638	13,643	12,772	52.0	380,338	4.1	379,213
	April	8,762	-7.3	6,778	18,691	13,938	48.6	398,687	5.2	381,314
	May	9,411	-15.3	7,022	18,715	13,901	50.5	398,148	4.0	385,401
	June	8,596	-17.7	7,035	16,068	14,342	49.1	395,918	3.7	386,779
	July	7,809	-12.4	6,964	14,841	14,508	48.0	371,410	1.5	381,104
	August									
	September									
	October									
	November									
	December									
	Q2 2007	31,009	16.9		47,867			381,327	4.9	
	Q2 2008	26,769	-13.7		53,474			397,603	4.3	
	YTD 2007	60,384	12.5		100,135			373,022	5.0	
	YTD 2008	52,299	-13.4		105,200			387,470	3.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	581	8.8	861	1,519	1,497	57.5	265,508	5.9	271,751
	February	791	-3.7	825	1,364	1,374	60.0	263,039	2.3	262,785
	March	969	-1.4	841	1,532	1,301	64.6	265,022	2.7	263,087
	April	1,083	16.3	855	1,795	1,390	61.5	232,285	-11.3	230,772
	May	1,192	16.9	888	1,958	1,480	60.0	275,723	4.4	269,055
	June	1,110	16.2	887	1,596	1,425	62.2	271,394	2.1	264,656
	July	958	19.8	884	1,393	1,475	59.9	267,497	3.1	266,884
	August	884	16.3	889	1,440	1,453	61.2	265,493	2.3	265,926
	September	721	0.1	752	1,519	1,401	53.7	271,149	5.8	270,323
	October	811	16.4	879	1,458	1,495	58.8	273,742	6.6	274,136
	November	694	9.5	842	1,057	1,458	57.8	272,532	8.9	274,890
	December	423	-15.2	752	522	1,474	51.0	273,379	10.0	283,029
2008	January	554	-4.6	816	1,558	1,518	53.8	243,652	-8.2	249,675
	February	770	-2.7	796	1,450	1,463	54.4	271,408	3.2	271,252
	March	824	-15.0	717	1,693	1,451	49.4	275,656	4.0	273,733
	April	989	-8.7	786	2,111	1,631	48.2	275,751	18.7	273,984
	May	1,051	-11.8	781	2,049	1,538	50.8	282,717	2.5	276,006
	June	966	-13.0	773	1,818	1,630	47.4	283,059	4.3	275,769
	July	892	-6.9	820	1,592	1,688	48.6	275,088	2.8	274,705
	August									
	September									
	October									
	November									
	December									
	Q2 2007	3,385	16.5		5,349			260,406	-1.4	
	Q2 2008	3,006	-11.2		5,978			280,535	7.7	
	YTD 2007	6,684	10.6		11,157			262,846	1.0	
	YTD 2008	6,046	-9.5		12,271			274,525	4.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

July 2008

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,921	6.5	69.3	824
	April	700	6.95	6.99	145.8	112.2	2,936	6.4	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,947	6.5	69.7	828
	June	710	6.95	7.15	146.2	113.8	2,935	6.7	69.4	839
	July	710	6.95	7.15		114.9	2,919	7.0	69.0	843
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

July 2008

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19	145.7	111.5	183.0	6.4	68.4	851
	April	700	6.95	6.99	145.8	112.2	181.8	7.6	68.7	838
	May	679	6.15	6.65	145.7	113.3	182.1	7.9	68.9	833
	June	710	6.95	7.15	146.2	113.8	185.3	7.4	69.6	834
	July	710	6.95	7.15		114.9	187.7	6.6	69.8	837
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

Don't miss Canada's leading Housing Outlook Conference in your area. CMHC's Housing Outlook Conferences are the best venues to access timely, reliable and unbiased information.

Housing Outlook Conferences:

- Vancouver, October 30, 2008
- Kitchener, November 4, 2008
- Edmonton, November 5, 2008
- Toronto, November 6, 2008
- Hamilton, November 13, 2008
- Montréal, November 14, 2008
- Québec City, November 18, 2008
- Calgary, November 18, 2008
- London, November 18, 2008
- Ottawa, November 20, 2008

Housing Outlook Seminars:

- Victoria, November, 2008

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Subscribe today to CMHC's Housing Research and Housing Technology eNewsletters.

Our electronic newsletters give you information on the latest socio-economic housing research findings and events, and Canadian housing technology. If you work in the housing industry, these eNewsletters are for you!

